

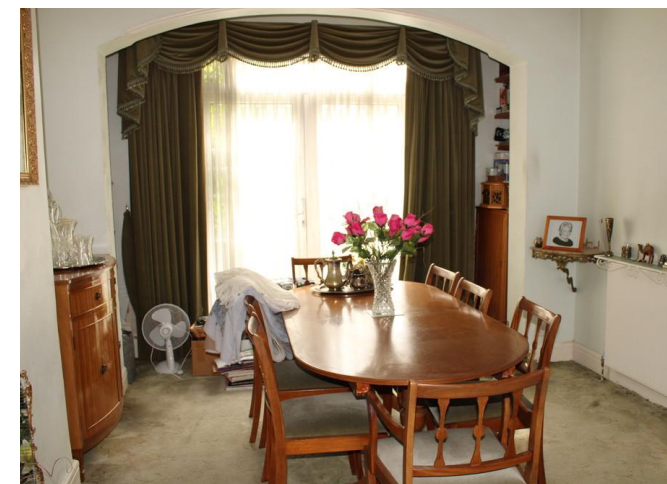


**Woodford Avenue, Gants Hill**

**£ SOLD STC**



**Three Good Size Bedrooms**  
**Bathroom Separate Wc**  
**Ground Floor Cloakroom**  
**Lounge/Diner**  
**New Boiler & Rewired We Are Informed**  
**Double Width Garage**

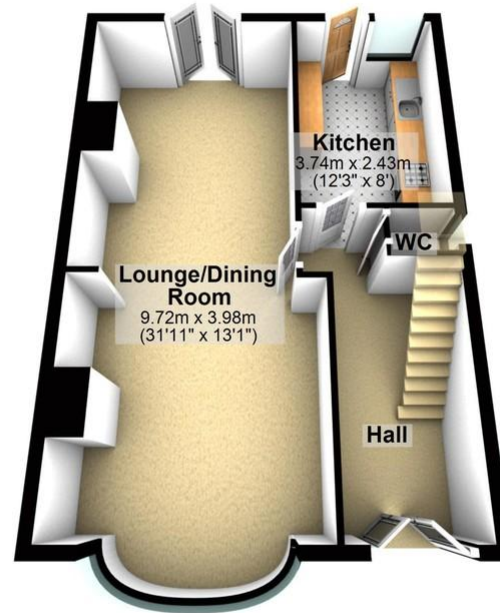




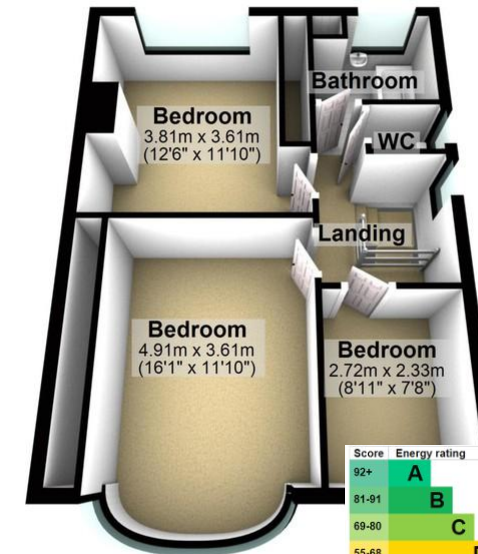
**\*\* CHAIN FREE SEMI DETACHED PROPERTY IN NEED OF MODERNISATION \*\*** Located close to Gants Hill underground station is this vacant and spacious three bedroom semi detached property which requires modernisation throughout. We are informed that the property has undertaken a rewire, and has a recently fitted new central heating boiler. To the rear of the property is a double width garage and there is potential for off street parking subject to normal consents. The property has no ongoing chain and could offer a speedy sale if required. Council Tax Band E - EPC Rating E



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Total area: approx. 99.1 sq. metres (1067.1 sq. feet)

Service/Maintenance Charge

Ground Rent

Council Tax Band

E

**PLEASE NOTE:** These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Please contact our office at

176 Longwood Gardens  
 Ilford, Essex  
 IG5 0EW  
 02082201500



DAYS A WEEK



FREE VALUATIONS



FLOOR PLANS



FULL COLOUR PHOTOGRAPHY



SMS TEXT ALERTS



MORTGAGE ADVICE



COLOUR MAPS

sovereign-house.com  
 homes@sovereign-house.com

Victoria Park Sales  
 213 Victoria Park Road  
 London E9 7HD  
 Tel: 020 8985 5800



@sovereignhouse



www.facebook.com/sovereignhousehackney

Clayhall/Redbridge Sales  
 176 Longwood Gardens,  
 Essex IG5 0EW  
 Tel: 020 8220 1500

